



VICTORIOUS



REGAL FLOORS

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SAFFRON CITY | SECTOR 64, BHIWADI

[www.victoriousgroup.in](http://www.victoriousgroup.in)



## About Bhiwadi

Bhiwadi is increasingly becoming a premium and well managed place that offers all the conveniences required for comfortable living as well as efficient functioning, also enjoying NCR status

Bhiwadi has been able to carve a niche for itself among the fast flourishing cities of India. For builders and small investors in real estate, it is already a destination of choice.

Big number of industries have come up in around Bhiwadi. Spread over nearly 5,300 acres, there are around 2,900 big medium and small scale industries operating in this small town.

- Honda Motorcycles & Cars & ancillaries
- Saint Gobain
- Kajaria Ceramics
- Jaquar Fixtures
- Gillette
- Havells
- Eicher
- Ashok Leyland



Bhiwadi is leveraging on its locational advantages of being in close proximity to Delhi:

- 45 mins from IGI Airport
- 30 mins from Gurgaon
- 5 mins from NH-8 (Delhi-Jaipur Highway)

Bhiwadi is on its way to becoming the residential suburb to the surrounding MNCs and industrial complexes such as :

- Khushkhera ( Alwar Road)
- Manesar (Gurgaon)
- Dharuhera

With close proximity from the Sohna Gurgaon cluster, Bhiwadi is the new focus suburbia of Delhi.

The upward trend could well lead to Bhiwadi emerging as the hottest investment destination when the next boom strikes.



## About Victorious

Victorious is a globally recognized investor in various fields like Transportation, Institutions and Real Estate.

Our investors include leading financial institutions, Family offices and multinational corporations.

We are now investing in Real Estate in India, focusing on Tier 2 cities. Our focus is to provide a raised standard of living to people in Tier 2 Cities.

Victorious is taking an initiative and pioneering a truly global lifestyle residential project.

In a city like Bhiwadi, Victorious will be an exclusive and ground breaking project as it will add a new dimension to urban lifestyle with a global touch.



## About The Promoter

Vikram Dhawan is a profound example of being magnetic in the field of infrastructure and housing. From being a prodigy to becoming a master, he has achieved what people can't complete in a single life span.

Having an experience of more than two decades and evolving 85 acres of land into elegant farm houses and strong farmlands in Maharashtra .

He is one of the Promoters of Shiv Sai Infrastructure, a leading Real Estate Developer in Faridabad.

With multiple projects, Residential and Commercial, expeditiously being developed and delivered in NCR by the same .

He spearheaded the business plan for establishing The Himalayan Institute at Allahabad by growing cash crops and plantations.



## About The Promoter

Vikram Dhawan is still working in top speed, by establishing a company called Emerald which is solely taken up a project to build strong and innovative infrastructure for the tier 2 cities in India.

He has started this thrilling venture in Bhiwadi which is 55 kilometers from the IGI airport, with a blend of skill and experience it will be a booming city in the near future.

He has been a pioneer in the education field with a superb score on his infrastructure and housing report card. He was the Director of Himalayan Institute based in New Delhi on 30 acres of land.



## Previous Projects by the Promoter

**The Ozone Park , Faridabad( Residential )**

**Delivered**





## Previous Projects by the Promoter

**The Ozone Centre, Faridabad (Commercial)**

**Delivered**







## Previous Projects by the Promoter

### **Sai Park (Residential) ,Faridabad**



### **Sai Vatika ( Residential) , Faridabad**

